

In Re:
Lois Joanne Anderson

Case No.: 21-17593
Chapter: 13
Judge: MBK

NOTICE OF PROPOSED PRIVATE SALE

Lois Anderson, deceased debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: Clarkson S. Fischer US Courthouse
402 East State Street
Trenton, NJ 08608

If an objection is filed, a hearing will be held before the Honorable Michael B. Kaplan on August 23, 2023 at 9 a.m. at the United States Bankruptcy Court, courtroom no. 8, 402 East State Street, Trenton, NJ. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 336 Eastern Boulevard
Bayville, NJ also known as Block 474 Lot 15 additional lots
17 and 19 in the Township of Berkely Tax Map

Proposed Purchaser: Jenna Tomaio and Cody A. Anderson

Sale price: \$375, 000

Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Vincent DeSimone

Amount to be paid: \$950

Services rendered: Legal services pertaining to the passing of legal title to real property and attendant details.

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: MaryBeth Schroeder

Address: 984 Route 166 Suite 6 Toms River, NJ 08753

Telephone No.: 732-228-7400

In re:
Lois Joanne Anderson
Debtor

Case No. 21-17593-MBK
Chapter 13

District/off: 0312-3
Date Rcvd: Aug 04, 2023

User: admin
Form ID: pdf905

Page 1 of 4
Total Noticed: 54

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.

CERTIFICATE OF NOTICE

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 06, 2023:

Recip ID	Recipient Name and Address
db	Lois Joanne Anderson, 336 Eastern Blvd, Bayville, NJ 08721-2925
sp	+ Vince DeSimone, Law Offices of Vincent Desimone, 54 E. Water Street, Toms River, NJ 08753-7665
519318245	Td Bank N.A., Greenville, SC 29601
519318248	Wells Fargo, Credit, Bureau DISPUTE, Des Moines, IA 50301

TOTAL: 4

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Aug 04 2023 20:33:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpregion03.ne.ecf@usdoj.gov	Aug 04 2023 20:33:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
519318229	Email/Text: ebnbankruptcy@ahm.honda.com	Aug 04 2023 20:33:00	Honda Financial Services, PO Box 65507, Wilmington, DE 19808-0507
519318217	Email/Text: ebnbankruptcy@ahm.honda.com	Aug 04 2023 20:33:00	American Honda Finance, Attn: National Bankruptcy Center, PO Box 168088, Irving, TX 75016-8088
519322430	Email/Text: ebnbankruptcy@ahm.honda.com	Aug 04 2023 20:33:00	American Honda Finance Corporation, National Bankruptcy Center, P.O. Box 168088, Irving, TX 75016-8088
519318216	Email/Text: ebnbankruptcy@ahm.honda.com	Aug 04 2023 20:33:00	American Honda Finance, PO Box 168128, Irving, TX 75016-8128
519318218	Email/Text: creditcardbkcorrespondence@bofa.com	Aug 04 2023 20:32:00	Bank of America, Attn: Bankruptcy, PO Box 982234, El Paso, TX 79998-2234
519318219	Email/Text: creditcardbkcorrespondence@bofa.com	Aug 04 2023 20:32:00	Bank of America, PO Box 982238, El Paso, TX 79998-2238
519318220	Email/PDF: Citi.BNC.Correspondence@citi.com	Aug 04 2023 20:44:01	Best Buy/Cbna, PO Box 6497, Sioux Falls, SD 57117-6497
519318221	Email/PDF: AIS.cocard.ebn@aisinfo.com	Aug 04 2023 20:31:21	Capital One Bank USA N, PO Box 31293, Salt Lake City, UT 84131-0293
519318222	Email/PDF: AIS.cocard.ebn@aisinfo.com	Aug 04 2023 20:43:56	Capital One Bank USA N, Attn: Bankruptcy, PO Box 30281, Salt Lake City, UT 84130-0281
519355012	+ Email/PDF: ebn_ais@aisinfo.com	Aug 04 2023 20:32:09	Capital One N.A., 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
519450528	Email/PDF: Citi.BNC.Correspondence@citi.com	Aug 04 2023 20:43:47	Citibank, N.A., 5800 S Corporate Pl, Sioux Falls, SD 57108-5027
519318224	Email/PDF: Citi.BNC.Correspondence@citi.com	Aug 04 2023 20:43:47	Citibank/Best Buy, Citicorp Credit

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519318225	Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	Aug 04 2023 20:33:00	Srvs/Centralized Bk dept, PO Box 790034, Saint Louis, MO 63179-0034
519318226	Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	Aug 04 2023 20:33:00	ComenityCapital/Boscov, Attn: Bankruptcy Dept, PO Box 182125, Columbus, OH 43218-2125
519325346	Email/Text: mrdiscen@discover.com	Aug 04 2023 20:32:00	Comenitycb/boscov, PO Box 182120, Columbus, OH 43218-2120
519318227	Email/Text: mrdiscen@discover.com	Aug 04 2023 20:32:00	Discover Bank, Discover Products Inc, PO Box 3025, New Albany, OH 43054-3025
519318228	Email/Text: mrdiscen@discover.com	Aug 04 2023 20:32:00	Discover Fin Svcs LLC, PO Box 15316, Wilmington, DE 19850-5316
519318223	Email/PDF: ais.chase.ebn@aisinfo.com	Aug 04 2023 20:31:02	Discover Financial, Attn: Bankruptcy, PO Box 3025, New Albany, OH 43054-3025
519318230	Email/PDF: ais.chase.ebn@aisinfo.com	Aug 04 2023 20:30:53	Jpmcb Card, PO Box 15369, Wilmington, DE 19850-5369
519456344	+ Email/Text: PBNCNotifications@perituservices.com	Aug 04 2023 20:32:00	Kohl's, Peritus Portfolio Services II, LLC, PO BOX 141509, IRVING, TX 75014-1509
519318231	Email/Text: PBNCNotifications@perituservices.com	Aug 04 2023 20:32:00	Kohls/Capital One, Attn: Credit Administrator, PO Box 3043, Milwaukee, WI 53201-3043
519318232	Email/Text: PBNCNotifications@perituservices.com	Aug 04 2023 20:32:00	Kohls/capone, PO Box 3115, Milwaukee, WI 53201-3115
519441362	Email/PDF: resurgentbknotifications@resurgent.com	Aug 04 2023 20:43:35	LVNV Funding, LLC, Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587
519318233	Email/Text: signed.order@pfwattorneys.com	Aug 04 2023 20:32:00	Pressler and Pressler, 7 Entin Rd, Parsippany, NJ 07054-5020
519450527	Email/Text: bnc-quantum@quantum3group.com	Aug 04 2023 20:33:00	Quantum3 Group LLC as agent for, Comenity Capital Bank, PO Box 788, Kirkland, WA 98083-0788
519318235	+ Email/Text: bankruptcyteam@quickenloans.com	Aug 04 2023 20:33:00	Quicken Loans, Attn: Bankruptcy, 1050 Woodward Ave, Detroit, MI 48226-3573
519318234	+ Email/Text: bankruptcyteam@quickenloans.com	Aug 04 2023 20:33:00	Quicken Loans, 1050 Woodward Ave, Detroit, MI 48226-3573
519334903	+ Email/Text: bankruptcyteam@quickenloans.com	Aug 04 2023 20:33:00	Rocket Mortgage, LLC fka Quicken Loans, LLC, 635 Woodward Avenue, Detroit, MI 48226-3408
519318236	Email/Text: bankruptcy@rubinrothman.com	Aug 04 2023 20:32:00	Rubin and Rothman, PO Box 9003, Islandia, NY 11749-9003
519318237	Email/PDF: SoFiBKNotifications@resurgent.com	Aug 04 2023 20:43:47	Sflndcorp, 1 Letterman Dr, San Francisco, CA 94129-1494
519337597	+ Email/PDF: SoFiBKNotifications@resurgent.com	Aug 04 2023 20:31:06	SoFi Lending Corp, 2750 E Cottonwood Pkwy Suite 300, Salt Lake City, UT 84121-7285
519318238	Email/PDF: SoFiBKNotifications@resurgent.com	Aug 04 2023 20:30:58	Sofi Lending Corp, 375 Healdsburg Ave Ste 280, Healdsburg, CA 95448-4151
519318239	Email/PDF: gecsed@recoverycorp.com	Aug 04 2023 20:32:04	Synch/ashley Homestore, C/o, PO Box 965036, Orlando, FL 32896-5036
519318240	Email/PDF: gecsed@recoverycorp.com	Aug 04 2023 20:44:38	Synch/tjx Cos Dc, PO Box 965015, Orlando, FL 32896-5015
519321189	+ Email/PDF: gecsed@recoverycorp.com	Aug 04 2023 20:31:32	Synchrony Bank, c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021
519318241	Email/PDF: gecsed@recoverycorp.com	Aug 04 2023 20:45:04	Synchrony Bank/Tjx, Attn: Bankruptcy Dept, PO

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519318242	Email/PDF: gecsed@recoverycorp.com	Aug 04 2023 20:43:45	Box 965064, Orlando, FL 32896-5064
519318244	Email/Text: bankruptcy@td.com	Aug 04 2023 20:33:00	Synchrony/Ashley Furniture Homestore, Attn: Bankruptcy, PO Box 965060, Orlando, FL 32896-5060
519318247	Email/Text: bankruptcy@td.com	Aug 04 2023 20:33:00	Td Bank N.A., PO Box 219, Lewiston, ME 04243-0219
519454102	+ Email/Text: bncmail@w-legal.com	Aug 04 2023 20:33:00	Td Bank, N.A., Attn: Bankruptcy, 32 Chestnut St, Lewiston, ME 04240-7744
519326615	^ MEBN	Aug 04 2023 20:20:56	TD Bank USA, N.A., C O WEINSTEIN & RILEY, PS, 2001 WESTERN AVENUE, STE 400, SEATTLE, WA 98121-3132
519318243	Email/Text: bncmail@w-legal.com	Aug 04 2023 20:33:00	TD Bank, N.A., PO BOX 1931, Burlingame, CA 94011-1931
519318246	Email/Text: bncmail@w-legal.com	Aug 04 2023 20:33:00	Target, c/o Financial & Retail Services Mailstop, PO Box 9475, Minneapolis, MN 55440-9475
519318249	Email/PDF: ais.wellsfargo.ebn@aisinfo.com	Aug 04 2023 20:31:00	Wells Fargo Bank NA, 1 Home Campus MAC X2303-01A Fl 3, Des Moines, IA 50301
519334762	Email/PDF: ais.wellsfargo.ebn@aisinfo.com	Aug 04 2023 20:43:42	Wells Fargo Bank, N.A., Wells Fargo Card Services, PO Box 10438, MAC F8235-02F, Des Moines, IA 50306-0438
519332417	Email/PDF: ais.wellsfargo.ebn@aisinfo.com	Aug 04 2023 20:31:31	Wells Fargo Bank, N.A., PO Box 10438, MAC F8235-02F, Des Moines, IA 50306-0438
519318250	Email/PDF: ais.wellsfargo.ebn@aisinfo.com	Aug 04 2023 20:44:30	Wells Fargo/Furniture Marketing Group, Attn: Bankruptcy, PO Box 10438, Des Moines, IA 50306-0438
519318251	Email/PDF: ais.wellsfargo.ebn@aisinfo.com	Aug 04 2023 20:44:02	Wf/fmg, PO Box 14517, Des Moines, IA 50306-3517

TOTAL: 50

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 06, 2023

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 3, 2023 at the address(es) listed below:

District/off: 0312-3

User: admin

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Date Rcvd: Aug 04, 2023

Form ID: pdf905

Total Noticed: 54

Name **Email Address**

Albert Russo

docs@russotrustee.com

Brian C. Nicholas

on behalf of Creditor Rocket Mortgage LLC f/k/a Quicken Loans, LLC bnicholas@kmllawgroup.com,
bkgroup@kmllawgroup.com

Denise E. Carlon

on behalf of Creditor Rocket Mortgage LLC f/k/a Quicken Loans, LLC dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com

MaryBeth Schroeder

on behalf of Debtor Lois Joanne Anderson marybeth@schroedermb-law.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 5